

**TOWN OF GILBERT REDEVELOPMENT COMMISSION
MINUTES OF JANUARY 18, 2017, 6:30 P.M.
MUNICIPAL CENTER BUILDING, COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

COMMISSIONERS PRESENT: Ryan Hamilton, Chair
Kate Kresse, Vice Chair
Marc Barlow, Commissioner
Niels Kreipke, Commissioner
Tyler Hudgins, Commissioner

COUNCIL PRESENT: Scott Anderson, Councilmember

STAFF PRESENT: Daniel C. Henderson, CECD Economic Development Director
Amanda Elliott, Heritage District Liaison
Michael Hamblin, Town Attorney
Bob Caravona, AICP, Senior Planner
Jack Gierak, CCM, CIP Senior Project Manager

SPEAKERS: Doralise Machado-Liddell, Gilbert Resident
Marc Barlow, Gilbert Resident

CALL TO ORDER

The regular meeting of the Redevelopment Commission was called to order by Chair Hamilton at 6:32 P.M.

ROLL CALL

Amanda Elliott called the roll and declared that a quorum was present.

COMMUNICATION FROM CITIZENS

Chair Hamilton opened the floor to the public for any comments or communications on items not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda. There were no communications from Citizens.

ADMINISTRATIVE ITEMS

1. Minutes – Consider approval of the Minutes for the Meeting of October 19, 2016.

A **MOTION** was made by Commissioner Kresse, seconded by Commissioner Kreipke, to approve the Redevelopment Commission meeting minutes of October 19, 2016. The Motion carried unanimously.

2. OHSO Design Application – Discussion on Signage.

Commissioner Barlow advised that he will not participate in the Redevelopment Commission discussion or consideration on this matter tonight or in the future, as the project is adjacent to property he owns in the Heritage District.

Bob Caravona, AICP, Senior Planner, introduced DR16-56, OHSO Design Application, before the Commission tonight for a study session on signage. The project is located at the northeast corner of Vaughn Avenue and Gilbert Road and zoned Heritage Village Center (HVC). The applicant has requested to proceed with Construction Drawings At-risk, providing the Board is comfortable with the elevations and site plan. This would allow the developer to submit construction drawings for building permit review prior to the public hearing. Staff is seeking direction on the signage proposal, extending above the roof line, which is acceptable with approval from the Redevelopment Commission.

Mr. Caravona gave a presentation on DR16-56 including location, site plan, parking, landscaping, street views, elevations, architectural design, and building materials. The building footprint contains two leasable spaces for the OHSO restaurant and brewery and an ice cream shop. The front entryway is angled towards the intersection with a roof canopy where the signage is proposed. At the intersection, there is an existing tree, light post and utility boxes, which make that area too congested for a ground sign. During pre-application, Staff suggested moving the sign to the rooftop. The windows also have been changed according to preapplication comments. OHSO is a dog-friendly establishment with an iconic turf area. If the proposed parking garage is approved to the east of this project, the ADA parking spaces and trash enclosure are anticipated to be relocated to the parking garage. Staff is in support of the architectural design, colors and materials, which comply with the Heritage Village Center Design Guidelines.

The proposed signage was reviewed. The west elevation rooftop sign is approximately 102 square feet and 18 feet tall with a top elevation of 33'8", which exceeds the roof by 5'1" or 27 percent. Staff feels this sign meets the intent of the guidelines. The Land Development Code allows projection of up to 25 percent over the roofline. The Redevelopment Commission may approve heights greater than 25 percent in Design Review, or approval may be granted through a Heritage Village Sign Plan administratively. Mr. Caravona is looking to the Redevelopment Commission for guidance tonight.

Questions/Comments from the Commission:

Chair Hamilton asked if there were any unresolved issues in the pre-application process. Mr. Caravona reported no issues and noted staff was great to work with.

Commissioner Kresse asked if the applicant tried to bring the sign down by two percent to determine if it would be appropriately visible. The applicant has not done so, although the suggestion has been made and Mr. Caravona felt that was a reasonable request.

Commissioner Hudgins inquired about any existing signs that are over the height limit and the decisions that were made to allow those signs. Mr. Caravona provided examples of signs in the Heritage District, with Joe's BBQ and Liberty Market having signs above the roofline. The Liberty Market sign is over 25 percent above the roofline, although he did not know the history of the sign code. This would be the first time the Redevelopment Commission has approved a request over the height limit.

Mr. Caravona advised that lowering the sign by a foot may require changing the proportion of the lettering to fit, or an alternate method of attaching the sign could be examined. He felt taking one foot off the sign height would not adversely impact the project. He will consult with the architect on that matter.

Commissioner Hudgins requested that Staff provide information on the sign height and percentage over the roofline for Liberty Market for comparison. Chair Hamilton would be inclined to allow the sign as is.

As this is a Study Session item, Town Attorney Michael Hamblin was asked to advise whether public comment would be allowed. Attorney Hamblin stated public comment would be allowed on this agenda item.

Public Comment:

Doralise Machado-Liddell, a Gilbert resident in the Heritage District, addressed the Staff comments in the report on the potential for a loading area for social car sharing along the Vaughn Avenue right of way. She believes such a loading area can be staged in the future parking structure. The Heritage District is pedestrian-friendly, and such a loading area would create a traffic safety issue, impede the flow of traffic, create a hazard for pedestrians, and create more sign pollution. She asked about enforcement to prevent cars from standing in the area for long periods. The idling of engines will emit unnecessary pollutants, which will impact air quality and adversely affect human health, especially children, the elderly, and those with health conditions. A loading area would create an unclear competitive advantage, as other businesses do not have such an amenity, and will create an undue burden to the Town with code enforcement issues. She noted the potential for the ADA parking to be relocated to the parking garage. If ADA individuals can get to the businesses, other patrons can also walk from the parking structure. She urged the Town to learn from the Dutch Brothers drive through, which also created a traffic hazard. She noted that this will be a dog-friendly restaurant and asked how that would be supported other than a synthetic lawn area. She urged the developer to consider more green grass versus synthetic, which is a heat magnet. She suggested that the Town consider dedicating small areas of Town property to address this matter in the planning stages for new development.

With no further questions or comments, Chair Hamilton closed the agenda item.

- 3. Parking Garage II Presentation.** Amanda Elliott invited Jack Gierak, CIP Senior Project Manager, Engineering, to the podium. Mr. Gierak provided an update on the parking garage structure, Project RP120 in the CIP. The predesign phase began in October, 2016, with BWS Architects, Walker Parking Consultants and other consultants. The intent is to conclude the predesign effort in March, 2017, begin the design phase in April, with delivery of the facility planned for October, 2019. He introduced Sue Gray with BWS Architects.

Ms. Gray reviewed the scope of the project, the master plan conceptual design for the next Heritage District parking structure with the goal to increase parking capacity through a state of the art facility incorporating community space. Ms. Gray provided a presentation covering the consultant team, schedule, programming, surveys, site analysis on two sites north and south of Vaughn Avenue, preliminary traffic study, public outreach and next steps.

The team is currently working on the structural design, circulation concepts, integrating pedestrian and bicycle concepts, public space, lighting, materials, and accessways. The concept development is progressing with a geotechnical study, traffic study, and plans for landscaping, grading and drainage.

The next steps include the second public outreach meeting to be held on January 31st, 2017, 6:00 P.M. at the Town Council Chambers; a Council Study Session in February; and a Council presentation in March, 2017.

Questions/Comments from the Commission:

Commissioner Hudgins asked for the topics to be addressed at the public meeting. Ms. Gray advised that the agenda is being developed with the Town planning team, and the goal is to provide information as well as updates on the design and site selection.

Chair Hamilton inquired about the approval milestones. In March, cost considerations will be incorporated, and the scope and budget for public spaces will be established. The team will then come back with a master plan concept for approval to proceed to the design phase.

Public Comment:

Marc Barlow, Gilbert resident and co-owner of property at 343 North Gilbert Road, at the southeast corner of Hearn Way, inquired about the status of the plans and the percentage.

Mr. Gierak replied that the master plan is in the predesign phase. There were multiple scenarios considered and there were struggles to achieve the most optimal circulation due to the adjacent development and capacity of the roadways. The goal is to complete the master plan with a 15 percent conceptual design. Meetings with Staff are planned over the next few weeks, with plans to present a solid draft at a Council study session in February. At the end of February, the goal is to have a 15 percent design concept.

Mr. Barlow asked about the cost estimate for the garage. Mr. Gierak did not have an estimate at this time. The master plan is very comprehensive, and in order to develop an

accurate estimate, it will need to be brought up to the 15 percent level. There is a CIP FY18 budget and an FY18 update to be adopted by Council before the new fiscal year. The master plan to be presented to Council will include a cost estimate.

Amanda Elliott, Heritage District Liaison, advised that the capacity for the garage is approximately 560 spaces. Staff is working with the traffic consultant on potential impacts to the roadways. Mr. Gierak stated the CIP FY18 budget can be shared with Mr. Barlow, and some high-level cost estimates are available through the consultant.

Mr. Barlow and his wife attended the town presentation last week on the detailed plan of the proposed parking garage and the proposal for Hearn Way. It was his understanding that Hearn Way would no longer be a two-way street, but a one-way public right of way with a 12-foot wide lane for emergency vehicles only and valet parking. The rest of the 50-foot right of way is to be a pedestrian pathway with landscaping. The access to his building would be eliminated. A median would be built in Hearn Way eliminating the left-hand turn into Hearn Way, which would eliminate it as an access road to his building. The parking along the north side of his building, which was part of the original site plan 12 years ago, would be non-functional, representing 50 percent of the parking. He also owns a commercial lot to the east of the building with physical and legal access to that lot. That access would be eliminated, making it a landlocked parcel. His most significant concerns are the access, parking, and the impacts to his office building. Parking may become so circuitous that tenants may get fed up and leave. He asked if the site analysis that was conducted included any of these items.

Commissioner Kreipke asked if Mr. Barlow has been able to work with Staff and the consultant group on these concerns. Mr. Barlow has had a few conversations with Jack Gierak, with the primary meeting at the Town presentation last week. He is more than willing to sit down with Staff and the consultants. When he purchased the building it was an eyesore, and he has invested a lot of money, time and effort into the building. He is disappointed that he was not consulted earlier on in the process. He has a long history in the Town, having lived in Gilbert for 30 years, having been in the Heritage District for 12 years, and serving on the Redevelopment Commission. He knows the Heritage District well, and feels this is the wrong location for a parking garage. The local merchants have had discussions on the garage being located further to the south with access from Vaughn and Page. The northeast corner of Vaughn Avenue curb to curb measures 24 feet, and he cannot imagine the traffic coming in and out of Vaughn for the parking garage, plus the traffic created by the proposed car share loading area.

Chair Hamilton appreciated the presentation and the comments, and looks forward to more information in the design phase.

COMMUNICATIONS

4. **Report from the CHAIR on current or future events.** Chair Hamilton had no report.
5. **Report from COUNCIL LIAISON on current or future events.** Dan Henderson, CEcD Economic Development Director, introduced Councilmember Scott Anderson, appointed as the new Council Liaison to the Heritage District and the Redevelopment Commission.
6. **Report from COMMISSIONERS on current or future events.** There were no reports.
7. **Report from STAFF LIAISON on current or future events.** Amanda Elliott reported that last April, seven areas of focus were identified leading to the 2018 Redevelopment Plan update. Two stakeholder groups have been completed—Arts and Environmental Services/Waste Management. The Arts stakeholder group will go before the Council during a Study Session on Thursday, January 26, 2017, to share their findings and associated staff recommendations. Applications are out for the next two stakeholder groups on Circulation and Events. Those applications are due January 24th, 2017.

ADJOURN

With no further business before the Commission, Chair Hamilton adjourned the meeting at 7:28 P.M.

Ryan Hamilton, Chair